



Heritage Impact Assessment

The Chough, Castle
Street, Salisbury

May 2026 | Project Ref 12090A



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Contents

- 1. Introduction 4**
- 2. Relevant Planning Policy Framework..... 7**
- 3. Background and Development 10**
- 4. Statement of Significance..... 19**
- 5. Heritage Impact Assessment..... 26**
- 6. Conclusions 31**

Appendices

- App. 1 Scale of Harm table (HCUK, 2019)**
- App. 2 Room by room schedule**
- App. 3 Significance Plans**

1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on behalf of Chickpea Group in relation to proposals affecting The Chough, a public house on Castle Street, with additional entry to Blue Boar Row, Salisbury Wiltshire. Wiltshire Council have decision making powers for the site.



Figure 1: Site location and proximity of other listed buildings. The whole area is within the conservation area (Historic England: Search the List)

1.2 The Chough is a grade II listed building. It is also within the heart of the Salisbury Conservation Area in the primary historic core character area and surrounded on all sides by other listed buildings. This part of the conservation area is defined, in part, by the medieval division into 'chequers'; square or rectangular city blocks which reflect the unique and deliberate town planning into a grid system in the 13th and 14th centuries. The site falls within 'Blue Boar Chequer'. A Conservation Area appraisal and management plan adopted in 2014 is available¹.

¹ Salisbury Conservation Area Appraisal, Part III: Management Plan

1.3

Despite the close proximity of multiple other listed buildings, as illustrated by the blue markers in Figure 1, the constrained nature of the proposals are such that there is no possibility that the unique values of any of these other listed buildings has the potential to be affected. The only asset covered in detail within the Heritage Statement is The Chough itself.



Figure 2: The Blue Boar Row frontages, with the narrow frontage of The Chough circled.

The Context

1.4

This report accompanies an application for planning and listed building consent to undertake a series of modest changes within the public house and its associated yards in order to repair and rejuvenate the building and reopen it as a pub/restaurant. The proposals have been informed by a detailed phase of historic building inspection by HCUK Group and the results have informed the proposals.

1.5

Application drawings are prepared by RTSAN Architects, and planning information is presented by Atlas Planning. Officers are directed to those elements of the submission alongside this report.

Purpose of this Statement

- 1.6** After presenting a brief summary of the planning policy context relevant to heritage assets, this report sets out a history of the building leading into a statement of significance. This addresses the requirement of paragraph 207 of the National Planning Policy Framework (NPPF) for applicants to describe the significance of assets that may be affected by their proposals. A consideration of the proposals and the potential impacts that may arise from them is set out in Section 5 to aid decision takers.
- 1.7** The key consideration is whether or not any of the proposals give rise to harm by eroding the unique heritage values of the relevant assets, recognising that not all parts of an asset may make an equal contribution to significance and that historic sites are capable of carefully managed change – which is the process of conservation.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.²
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.
- 2.4** For the purposes of this statement, preservation equates to an absence of harm.³ Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.⁴
- 2.5** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.6** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting

² Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

³ South Lakeland v SSE [1992] 2 AC 141.

⁴ Conservation Principles, 2008, paragraph 84.

may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.7** Guidance is available on the way to assess the setting of heritage assets. In the dense urban environment of Salisbury, and bearing in mind the constrained nature of the proposals, the setting of other assets is not considered relevant in this project.
- 2.8** The NPPF requires any harm to the significance of a designated heritage asset⁵ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁶ The Scale of Harm is tabulated at Appendix 1.
- 2.9** Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁷ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:
- Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*
- 2.10** Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

⁵ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁶ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁷ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

- 2.11** One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.
- 2.12** Wiltshire Core Strategy (2015) remains the local planning policy document of greatest relevance. Core Policy 57 Ensuring high quality design and place shaping and Core Policy 58: Ensuring the conservation of the historic environment are of greatest relevance in seeking to ensure new development, and any physical changes to or around existing heritage assets are undertaken in such a way as to protect their unique character and attributes. Saved policies from the Salisbury District Local Plan 2011 also remain part of the local planning framework. These include policies CN1-15 on 'conservation' including works to listed buildings, conservation areas, and to shopfronts and signage within conservation areas. Policy S10 relates specifically to shopfronts and comes with accompanying guidance.
- 2.13** The Salisbury Conservation Area Appraisal and Management Plan (2014) is also of relevance and has been used herein to provide valuable background information on the wider history of the area and the Blue Boar Chequer.
- 2.14** Further planning background is provided by Atlas Planning.

3. Background and Development

3.1 The grid pattern of Salisbury's historic core was established early in the 13th century. Much of it remains clearly legible in today's townscape though individual areas and buildings have been redeveloped, re-fronted, and reworked leading to the current mixed architectural character. Blue Boar chequer, close to the market square retains a high degree of historically appropriate urban density as well as remnants of early buildings behind the later facades. These survivals are important. Blue Boar Row was sometimes referred to as The Parade, reflecting its status as a fashionable place to be seen. It was the location of several coffee houses.



Figure 3: John Speed's Map of Salisbury, 1611. Blue Boar Chequer is circled north of the market

3.2 Later mapping from the 18th century (William Naish editions of 1716 and 1757) show a similar picture of fully developed chequers but also limited information on the individual building plots. It is not until the large scale 19th century that mapping

provides distinct information on the layout and subdivisions of Blue Boar Chequer and the physical arrangement of The Chough.

3.3

A survey of Salisbury's history⁸ provides a succinct description of the development of the site as follows:

***"Chough Hotel,** comprising E. and W. ranges flanking a courtyard, has timber-framed walls extensively cased with brickwork, and tiled roofs. The buildings are of 16th-century origin but have been greatly altered. The E. range, of three storeys with attics and cellars, has an 18th-century W. front of rendered brickwork. Inside, winding stairs with turned balusters and square newels with turned pendants appear to be of the late 17th century. The two-storeyed W. range is faced with modern imitation timber framework, but 16th-century chamfered beams and a little original framework are seen internally."*



Figure 4-5: (left) 1757) William Naish plan of Salisbury; (right) 1880 large scale town plan.

3.4

Observations of the built fabric and additional research tends to support that broad phasing. The large scale town plan of 1880 names the Chough, at this time a hotel, and provides some indication of structural divisions which are still legible today:

⁸ 'Blue Boar Chequer', in *Ancient and Historical Monuments in the City of Salisbury* (London, 1977), British History Online <https://www.british-history.ac.uk/rchme/salisbury/pp132-134> [accessed 21 May 2026].

- of a main façade to Castle Street, divided into two structural units with a covered passage.
- a long central yard with second southern entry to Blue Boar;
- an eastern set of buildings divided into two.

3.5

In 1910 the Lloyd George land valuation survey includes a brief summary of the buildings, their principal rooms, uses and condition. The owner was recorded as S Walsh and Donald Bark with the occupiers being Gibbs Mew & Co, Brewers, Salisbury. The description reads:

"Entrance into hall. 2 bars, office, borrowed light. Smoking room, Pantry. Higher level. Kitchen, Scullery.

1st floor: landing. Coffee Room. Private sitting room & small bedroom, corridor and WC over yard to one room with bay over passage way.

2nd floor. Separate stairs to dressing room. Borrowed light and bedroom. Main landing, 5 bedrooms [com__ illegible]

From Castle St: bar and bottle and jug and small bar parlour.

Ground floor: coal and stores with coal under at back.

Old 10 stall stable under billiard room

First floor: Billiard Room. 2 bedrooms. Sitting room. Small Bedroom + lavatory. All con[___]y with Billiard room. Stairs to store over.

Covered way to yard. Urinal. Stabling. Brick, timber tile. 7 stalls and standing for 5 horses, loft over. 7 stores (under kitchen)

Loose box and loft over. Brick and slate. Match board cycle house."

3.6

It is not immediately possible to equate all of these functions with existing structures, certainly not the full extent of stabling described, but it is clear that there was accommodation and bedrooms in both halves of the building, that several rooms appeared not to have external windows, and that the room over the covered passage to Blue Boar Row was consistently linked to this property. The map accompanying the description is the 1880 town plan.

3.7

An aerial photograph from 1924 looks from the west over Blue Boar Chequer and shows the Castle Street façade apparently unbuilt – certainly no dormers are present suggesting it had not yet been reconstructed. The taller building within the yard area does have three dormers though, as well as a regular pattern of upper windows. The lower roof to the left was presumably the stabling range. A similar photographic angle some 20 years later shows the façade as it is today.



Figure 6: 1924 Aerial photograph looking east over Blue Boar Chequer.



Figure 7: 1953 Aerial Photograph showing the front façade reconstructed

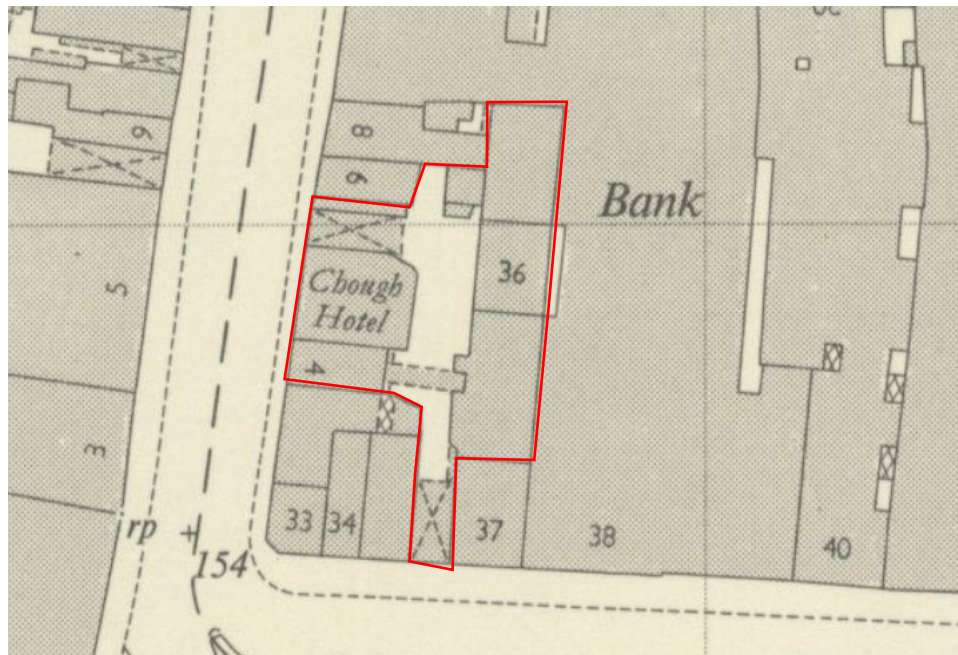


Figure 8: 1953 Town plan 1:2500

3.8

The maps show little change until 1953 when a raised walkway connection is shown across the yard. This walkway appears to have been incorporated into the current structure within the former yard, the exact date of this structure is not known but it was certainly in place by the end of the 20th century to be captured in a 2002 Google earth image:



Figure 9: 2002 Google Earth Aerial Photograph showing glazed link in place.

- 3.9** The pub ceased to trade as a pub in 2013 subsequently becoming a restaurant, works for the restaurant led to its current interior finish and appearance. It has been permanently closed for several years at the time of writing until being purchased by the current owners who wish to restore it to a pub restaurant.

Existing Conditions

- 3.10** The Chough features a main frontage to Castle Street with a secondary entry off Blue Boar Row. There are two yards, historically a single open space infilled in the later 20th century with an additional structure. The historic buildings are aligned in two ranges broadly north to south, with a separate structure over the southern entry and accessed only by an elevated walkway. Both have origins as 16th century timber framed structures. That to the west has been re-fronted to Castle Street in the early 20th century, though retains authentic early timber framing to the southern area internally and likely some elements of the floor decks between ground and first floor.
- 3.11** A jettied gabled external elevation is partly cut across by the later yard infill but retains visible framing and part of the jetty. On the east, the range has been re-fronted or perhaps entirely encased in the 18th century in brick, but retains a late 17th century stair, and some elements of wall partitioning and hipped roof structure. To the north east side, a large rectangular brick structure is likely the remnants of the inn's former stabling now adapted as kitchen, storage and ancillary cellar spaces.



Figure 10: The Chough, castle street elevation. The right hand portion retains a greater degree of historic fabric behind this façade.



Figure 11: The northern yard, arch to Castle Street on left, former stable range on right.



Figure 12: The southern yard, Blue Boar arch on the right.



Figure 13: the roof scape of the central and Castle Street ranges. Note timber framed gable to left.



Figure 14: the main bar off Castle Street



Figure 15: 18th century façade of the eastern range.

4. Statement of Significance

Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and comments on the contribution of setting to significance though not to any detail as there are no proposals which materially alter the building's external form or appearance in any way that impacts upon the setting of other assets.
- 4.2** Assets considered are fundamentally The Chough itself, with a brief consideration of the Salisbury Conservation Area.
- 4.3** Appendix 2 contains a table of fixtures and fittings within the building identifying the presence of historic features, and the location and type of more modern finishes. This table has informed the proposals and will be utilised to inform future contractors of the sensitivity of specific areas of fabric. Appendix 3 contains a summary significance floor plan though it is noted, that there are some caveats to the way that this is presented, recognising that individual features within any given area may have greater or lesser individual interest.

The Chough

- 4.4** The Chough is a grade II listed building (designated 1972, UID: 1277611) in the centre of Salisbury. It derives its special interest from a combination of its archaeological, architectural and historic values.
- 4.5** In archaeological terms, the building is of multiple periods, and the extant historic fabric contains the potential for additional evidence to enrich our understanding of how it has functioned over time. There is particular evidential and archaeological value in those elements of the structure where historic timber framing is known to exist, other areas may also retain such fabric behind later finishes. The south western part of the building, the narrow bay fronting Castle Street, and the eastern range with its 18th century brick façade (see Figure 15), particularly the upper floors and main stair are of particular note.

- 4.6** Later periods of structure have less innate archaeological interest in terms of the unique qualities of their materials or construction, but continue to provide evidence as to the way that the building has evolved over time.



Figure 16: Retained external jetty of the south western structure, probably 16th century, now enclosed within the central linking structure.



Figure 17: an early structural wall with angled bracing between the main portion of the Castle Street range and the south western portion.

4.7

Architecturally the building reflects and evidences the construction materials, techniques and styles prevalent in this urban centre development over multiple centuries. Where historic fabric survives to any degree of completeness it provides direct illustrative and evidential interest. Of particular significance is:

- The early elements of timber framing, particularly focussed in the south western structure to Castle Street
- The late 17th century stair within the eastern range which extends from ground through to the attic level and exhibits traditional plank and muntin panelling for almost its entire length. Partitions on the upper floor levels may retain earlier fabric.
- Retained fireplaces throughout the building, several are blocked but retain mantels etc.
- The 18th century brick façade and its roof. This façade retains a series of historic sash windows which appear to be appropriate for late 18th or perhaps early 19th century date.
- To the northern end of the east range the kitchens and storage areas appear to be in the historic stable and hayloft range, while the internal partitions and finishes are now considerably changed the roof structure and external envelope is still of interest.



Figure 18-19: (Left) large open fireplace in the rear part of the eastern range; (right) stair balustrade and historic panellled wall at attic level.

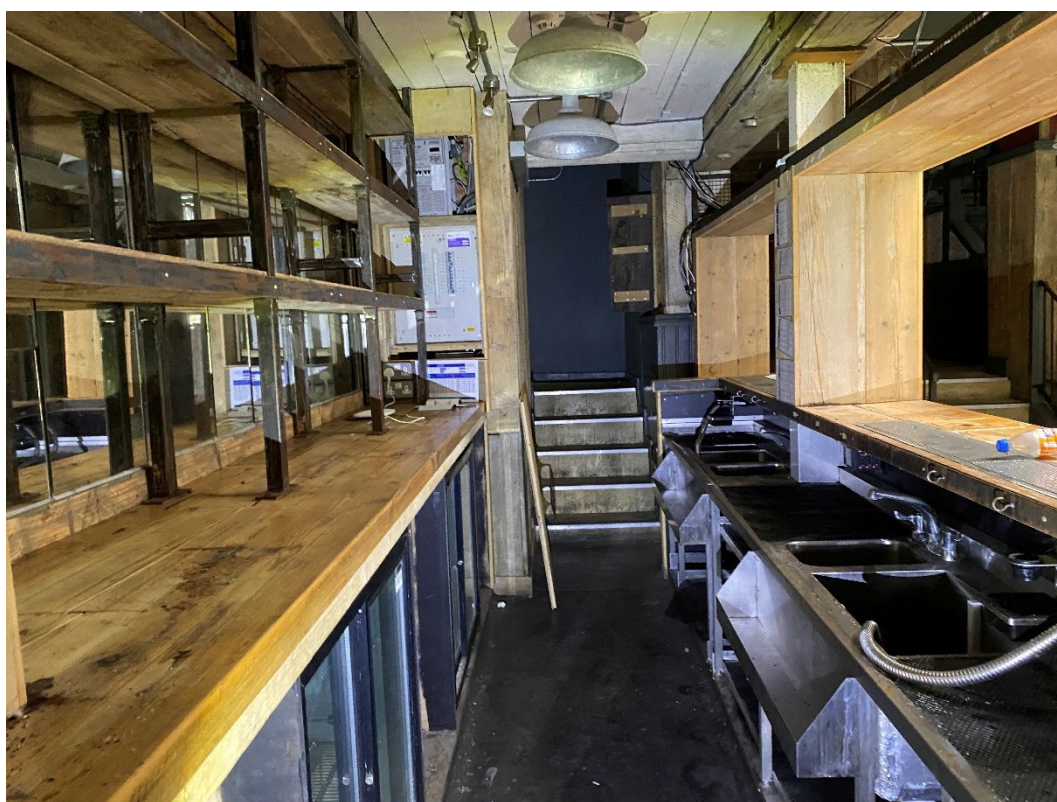


Figure 20: One of the modern bar structures, which are not innately of interest.

- 4.8** The building's planform has experienced some change, and the western range appears to be much more open plan than it historically was (when comparing to the schedule of rooms in 1910 for example, see Para. 3.5)
- 4.9** Historically the building has been a structure associated with hospitality and refreshment for its entire history. The features which contribute to an ability to understand this history, and how the use's requirements have changed over time, are positive to this strand of value. The actual structures linked to service and customer seating are not historic and are not innately of individual material interest, but the longevity of this use is an important strand of interest.
- 4.10** The presence of fireplaces illustrates historic means of heating the building and are important features within the rooms where they survive, even if only as legible blocked openings. The yard area is an important area which, with the covered ways to the streets enables an understanding of the former coaching inn or provision for stabling – illustrating the historic importance of horses and means to accommodate them. The actual stabling has been much altered with the decline in this mode of transport but in combination with documents such as the 1910 survey, the structural forms provide some ongoing historic interest to these areas.
- 4.11** In summary, the building is an important historic inn within the Salisbury city centre reflecting an important provision of hospitality in the town. It retains various elements of historic fabric extending back for at least three-four centuries. Individual elements of historic fabric can tell us about traditional construction techniques, local materials, and changing tastes and architectural styles. Almost all of the current finishes are of no innate material quality, though they have maintained and preserved an historic hospitality function and use.
- 4.12** A more recent cluttered approach to surface mounted wiring, and general accumulation of mixed quality fixtures and fittings provides a degree of intrusive visual clutter which detracts from the period quality of the spaces. While surface mounting wiring over historic timber framing avoids physical impact on significant fabric, the approach taken appears in general to have been ad hoc and with little consideration of the aesthetic result.



Figure 21: Relatively typical intrusive approach to surface mounted lights of multiple styles, plastic ducted wiring.

Salisbury Conservation Area

4.13 It is acknowledged and recognised that the building forms part of the Blue Boar Chequer within the core of the Salisbury Conservation Area and has a modest relationship to the historic market square through the covered archway. As a traditional building and densely developed part of the urban grain, the site makes a positive contribution to the character and appearance of the conservation area. In retaining an ancient structural core, and elements of alteration and adaptation over the 18th, 19th and 20th centuries it makes an important contribution to the architectural, evidential and historic illustrative values of the conservation area. The multiple layers of history and retained potential for further understanding of this city centre block also adds to archaeological interest.

4.14 The primary characteristics of the chequers is listed within the conservation area appraisal (para.7.12) as:

- Consistent building lines to back of pavement
- Important corner buildings

- A mix of uses and survival of nineteenth century shopfronts
- Survival of early outbuildings, stables and houses within the core of individual chequers
- A limited survival of private gardens and urban trees

4.15 The Chough includes several of the above attributes as well as respecting the medieval subdivision property lines. It retains areas of open yard, and aspects of former stables. It's relationship to Blue Boar Row is relatively minimal with the primary frontage being to Castle Street, and although this has the general aesthetic of an ancient timber framed structure, it is actually a much later re-build.

4.16 Though the structures within the rear and inner parts of the site are not publicly visible from anywhere, they are considered to make a contribution to the sense of a densely urban environment and the early layouts of this core city 'chequer'. The central linking structure which has truncated the historic yards is neutral at best with is substantial areas of glazing and rather abrupt physical relationship to the older buildings on either side.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter. The focus of this section is on the listed building itself. The nature of the proposals are such that the building's contribution to the conservation area will be entirely retained and preserved. With a restoration to active use, there will be a clear potential for enhancement of activity and this very longstanding historic business in the heart of the conservation area.

5.2 The character and appearance of the conservation area will be preserved.

Proposals

5.3 The proposals within the listed building are comparatively modest seeking to rejuvenate the building, refresh the internal finishes and remove areas of damage, damp and rot which have arisen after a comparatively long period of unuse, and restore it to a working pub/restaurant use.

5.4 Structural changes are minimal and comprise:

- Adjustment of pub seating, tables and bar areas, much of which would not ordinarily trigger a requirement for listed building consent.
- Removal of the fire escape stair between ground and first floor in the eastern range, replacement with an external spiral stair to the yard refreshing the existing steel balcony/walkway structure to the staff flat over the Blue Boar Row passage.
- Adjustments to the second floor bathroom with an inserted wall to provide a WC separate from the fire escape route.

5.5 Elsewhere the proposals seek to provide a sympathetic redecoration and repair including the replacement as necessary of modern WC and kitchen fixtures – which would not ordinarily require LBC. The locations of the kitchens, service areas, and WCs are not changing. New finishes to floors and walls would seek to be cosmetic only, retaining and preserving all historic fabric that may be present. Such treatments are already present within the building and are simply being renewed.

- 5.6** It is proposed to re-wire the building, chasing wiring in to walls or ceilings wherever possible while avoiding those areas which retain historic timber framing. Any plaster walls that saw chasing in would be repaired and refinished in a like for like manner including utilising lath and lime plaster where necessary.

Impact Assessment

- 5.7** The proposals fundamentally seek to preserve and enhance what is significant in heritage terms about this listed building, sustaining its heritage values.
- 5.8** The replacement of modern fixtures, fittings and bar furniture will not impact historic fabric and will secure the rejuvenated function of the building. No historic bar furniture was observed within the building, it all dates to the early 21st century restaurant fit out. Adjusting and altering the furniture associated with bar and restaurant service, or customer seating within the envelope of the building's rooms is not considered to give rise to any harm. There are no proposals to alter or adjust circulation through the building, or to amend any of the historic partitions.



Figure 22: Typical modern fixed customer seating can be changed with no effect on significance.

- 5.9** The only major structural work will see the removal of 20th fire escape stair which already intrudes into the historic planform of this part of the building as a detracting feature. Restoration of the floor deck accessed by the primary historic stair and restoration of the ground floor plan with a deep front to rear room depth is a distinct heritage benefit.



Figure 23: The southern end of the western range, large stack on the left and in the centre the intruding fire escape compartment hard against the historic window. Removal will reinstate this floor plan.

- 5.10** The new spiral stair and steel landing within the yard will be distinctly separate from the historic building, and will not be materially more intrusive than the existing structure supporting the first floor deck.
- 5.11** At second floor level, the existing bathroom is created with modern partitions already, the re-organisation of the layout and provision of a distinct escape route with smaller WC is not harmful. The walls are additional and not subtractive, will not affect historic fabric and will not intrude into the better preserved elements of planform at this level.



Figure 24: second floor bathroom, a new wall proposed to divide the WC from the fire escape stair will not affect heritage values.

5.12 The proposed re-wiring offers distinct opportunity to enhance the aesthetic appearance of the building over the most recent finish. The opportunity presented is to take a holistic approach to the re-wiring. Areas of sensitive timber framing can still be avoided, but where possible, wiring could be chased into plaster work and made good in a like for like manner. This would avoid the ad hoc approach currently in the building where some wiring is mounted exposed, some is in plastic ducting, some in metal, all of it appears run without any sense of holistic approach.



Figure 25: surface mounted wiring avoids impact to timber frame, but a holistic approach to wiring the building utilising floor voids or some chased in wiring may avoid the need for any surface mounting, improving the aesthetic of the spaces.

5.13 The proposals will enable the re-opening of this important city centre public house. It has been empty for some years and its ongoing lack of use presents a risk to its long term future. They propose a very modest degree of physical changes, mainly to do with safe and rationalised fire escape routes, one of which will see an active enhancement to the historic plan form of the building.

5.14 There are public benefits arising from the scheme, and the degree of change has sought innately to minimise and prevent any harm. Historic features, structural fabric and surviving period elements will be retained, repaired where necessary, and celebrated as an important part of this building's character.

6. Conclusions

- 6.1** The Chough is a grade II listed pub and former hotel in the heart of Salisbury Conservation Area. It has been empty and unused for a number of years.
- 6.2** This report presents a proportionate history and statement of significance to enable determination of an application to make modest changes to the building, mainly affecting modern finishes and structures, to rejuvenate it's aesthetic and re-open it as a pub and restaurant.
- 6.3** The scheme has been influenced by a detailed programme of assessment including feedback on where the structure retains important historic fabric, both as exposed features but also as part of the underlying structure. This has sought to secure preservation of all those elements which contribute to its special interest.
- 6.4** The proposals are not considered to give rise to any erosion of the building's special interest or heritage values. There are some elements which offer distinct opportunities to enhance the listed building's aesthetic qualities and, in the removal of a large intrusive fire escape stair, its historic planform.
- 6.5** With no harm identified, and distinct elements of enhancement and benefit – not least the restoration of a viable use, which is also its historic use of many centuries, the proposals can be entirely supported on heritage grounds. There is no harm to balance in terms of paragraphs 214-15 of the NPPR and there is preservation for the purposes of the decision makers' duties under sections 16, 66 and 72 of the Act.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 214 and 215, and guidance on NPPG).⁹

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁹ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

Room by Room survey

The following tables provide a brief summary of the fixtures and finishes within The Chough at the point of assessment in early 2026. They provide an indication of where historic fabric and features survive, as well as the nature of more modern finishes which may be tolerant of further change without impacting heritage values.

Appendix 2 – Room by room schedule

The following table provides a summary of the fixtures, and surface finishes within The Chough. Plans identifying room numbers are found at the end.

Room number	Floor	Walls	Ceilings	Fixtures fittings	General comment
G1	Modern stone flags	Modern fitted seating gypsum plaster irregular. round doorway some anaglypta 2 large posts supporting main beams across bar. modern bar structure.	Old beams. North bay renewed joists, modern plaster between all indicated by very smooth finish. Surface mounted wiring fixed across beams	modern fixed seating, modern bar construction and shelving behind.	Other than some elements of the ceiling ff structure all modern. Early 20th C porch contemporary with the re-fronting
G2	as above plank floor boards by window.	as for G1.	Joists change direction. Diff building higher by window? Lower to rear. Dry rot	modern seating plank dado landing shelves.	possibly separate historic building. Higher ceiling
G3	as for G2		O		Breaches in structural walls all modern
G4	as for G1	But modern finish brick	modern plank cladding		Possibly older extension, 19 th century, but no trace of historic character
G5/G6	Modern bar spaces no historic features at all				"
G7	Modern	Portion of historic ff jetty visible with some timber frame-above. window cut through brace. Exposed brick of extension mainly stretcher bond uncertain date.	Modern/glass	modern	Modern infill of yard no historic features. No exposure in link structure of building on E side of former yard.
G8	C8inch boards. Probably modern	stairs profitably late 17th c. Main external envelope brick various elements of timber frame. Much is likely reused or modern plank, at least one vertical steel post adjacent to stair boxed in: dado including on rear of stair structure is modern, but historic panelling to stair survives. massive FP with timber bressummer fire escape enclosure modern.	Modern plaster behind the stair. By fire escape narrow joists exposed, appear later insertion.	Modern seating. modern door and window to yard window is 8/8 sash.an historic door architrave at foot of stair. No door left.	Much altered space but for the stair and fireplace. Framing gives an indication of former partition lines. Fire escape enclosure intrudes into original planform.

Room number	Floor	Walls	Ceilings	Fixtures fittings	General comment
G9	8 inch boards probably modern.	Timber frame around the stair is original, but has later surface finish stair. modern plaster.chipboard by fp.	Modern plank finish. May be older above.	modern dado. Fire place is a modern brick surround with gas fitting	Room in historic structure but with very compromised character and all visible surface finishes are modern.
G 10					Modern fire escape stair . compartment
G11 / G 12 - 18					Modern WC. fridge and kitchen areas. All modern no-historic finishes at all. double fire escape doors out to yard.
Yard.	concrete or modern paving and decking	Mainly modern but jetty and gable visible. Gf of east range slightly inset. blocked windows and door into next door in underpass tilehanging to flat.	pigeon netting is awful.	fire escape, alarm, lights vents, extract into timber framed gable are all awful	poor quality space when modern detritus has obscured and spoilt all heritage character. Strong potential for enhancement. Sensitive fabric to east and west.
Basement	concrete. Some older brick beneath stair	Brick. Evidence of former basement lights on yard side	Floor joists. Clear that floor boards above are modern. Levelled up on packing. Former signs of lath and planter.	Supports for stacks above. One open fireplace with flue running up.	dry refuse space. Stair to basement is slightly younger than the main stair.
First Floor					
F1	Timber boards on levelling strips over older joists. heating pipes beneath west windows	Tall dado. Some embossed wallpaper. timber frame to S. Modern cement or plaster over brick infill	Exposed joists. narrow between massive tie beams pecked for plaster. two posts reused as props, original provenance unknown. roof also is rebuilt at least to the north.	Modern brick fireplace. 19 th /20 th century leaded windows in rebuilt front façade, all matched ironmongery.	19 th or early Twentieth century rebuild of front elevation and northern portion of building including roof above. some elements of older roof clearly survive to south including what appears to be an attic room with no current access.
F2	Higher floor level, wide historic boards with some old nails. Areas of patching in plywood.	Modern dado. Evidence of rot or fungal growth behind. Torus skirting board.	One beam. Boxed in. Ceiling papered with embossed paper. Awful lights and surface mounted cabling. Likely lath and plaster above.	Early 20 th fireplace with timber dentils in plain surround. Floral tiled around small grate. Windows to match fl.	Old surviving structure with important underlying fabric.
F3	Lower floor. Modern boards	Dado with rot behind. brick to south? timber frame to north and east. east wall and timber frame overlain by modern yard infill.	Planked over. Modern?	Fire place. Victorian style radiator lighting alarms rent all awful.	In most historic structure with gable to rear yard. Much compromised other than elements of walling. Modern finishes could be improved, area of historic water ingress, needs checking to ensure halted.

Room number	Floor	Walls	Ceilings	Fixtures fittings	General comment
F4 F5	Raised floor. Modern construction unknown in void. Or over entry to yard.	Modern dado stud walls creating bathrooms.	Modern plank finish. Plaster in WC s	leaded window to street sashesto yard Norns with cya moulding s panel door toladies boarded on barside.	Dining space over the arch entry to yard and inserted WCs. Limited character.
F6 F7	plywood boarded.	Exposed brick looks modern	Very narrow joists exposed	Fireplace opening but no grate or surround. Painted closed 16 pane casement window overlooking yard	unknown date of extension, likely 19 th century.
Rear yard.	Asphalt. moulded brick in archway.	mainly brick. rendered to rear. Fire escape stairs.		Sashes in ff of rear part 2 over 2 and 6 over 6.	practical space. Could be unproved but useful as back of house area.
F 10	modern Lino. unknown beneath but potentially older boards. stairs also clad with safety strips	Timber frame some surviving lath and plaster some modern infill. Also historic plank and muntin panelling. Modern dado on the landing + rad.	Historic plaster to soffit of rising stair. Modern finish planter to landing.	Modern dado to stair from ground. And modern hand rail going up, historic door architrave to south but hollow firedoor	stair very important.
F 11					Modern fire stair. No interest. Disrupts early plan.
F 12 13	Boarded and vinyl. Some old wide boards exposed in F 13. Modern upper finish	Part timber frame exposed between rooms, some brick and cement pointing some mod plaster	Irregular may be lath and plaster.	Likely blocked fireplace in F12, blocked window on east wall in F13. Sash to yard 8/8 historic 18 th /19 th century no horns. Next to blocked fp old cupboard with old door on h-hinges.	Some elements of historic building with aspects of wall framing around stair and evidence of former fireplace with 'original' cupboard and sash. Fire stair intrusive into planform. F13 very dark, window could be reopened.
F14 - 19	Modern boards and vinyl.	Brick walls, exposed in F18 beneath exposed roof, all clad else where with modern stud or steel kitchen linings. F19 a later addition	Mainly modern. Exposed massive roof structure exposed in F18 and over 16/17.maybe over 15 too.	and loo fixtures. Sashes in loo. Modern kitchen fittings office, all nondescript	Modern back of house all evidence of historic fixtures finishes obscured. F14 in 18 th century building, almost certainly blocked windows that could be re-opened. F15-18 in tall space over former stable or similar. F19 a later addition. Most spaces utilitarian and devoid of period character.
F 20 -21	carpeted. Older boards not visible if present.	modern plaster and chip paperfinish, stud construction to internal walls where exposed including stair	Seem quite regular and modern. May have older fabric above.	Modern interior finishes. 6 over 6 sash at 2nd floor to stair replaced in lounge bay window.	staff flat. Limited period character but likely older fabric in main envelope and structure.

Room number	Floor	Walls	Ceilings	Fixtures fittings	General comment
Second Floor					
S 1	carpeted and vinyl on stairs	Plank and muntion panelling on stain. Modern fire partition and doors at landing modern paper.	Boxed beam. Modern paper	8 over 8 sash over yard. No horns no ropes.	Early and important stair continues right up to attic, plank and muntin panelling in good condition on higher floors, presumably early treads survive beneath later coverings. Balustrade consistent.
S 2	Old wide boards	combination of brick outer envelope with probable timber frame to stair side. Outer finishes is some modern board beneath paper. 2 blocked doors that nearest stair has oldest surround, others more recent. Potential for possible lath and plaster behind later finishes	Wholly lath and plaster pendant lights. Scar in ceiling and evidence of blocked doors suggests formerly two rooms	Fireplace with timber surround 6 over 6 window to rear. 8 over 8 window to yard. Frame very distorted. Likely blocked fireplace in south east corner.	Large room created from two historic rooms. Period features and fabric including some lath and plaster, old boards, window and fireplace.
S 3	carpet. Probably old boards beneath	papered. Modern to 52. Probably older frame.	probably lath and plaster	8 over 8 sash. Fireplace with hob grate. old door architrave to s4 torus skirting	Second floor room behind stair, period character could be enhanced.
S 4	Vinyl over old boards	Modern stud to 55 probably moved over from beam	Appeal modern.	Blocked fireplace. 8 over 8 sash. Small panes. Modern hollow door.in old surround.	Second floor room, could be enhanced with restored fireplace and exposed floor. Wall to S5 appears to have been pushed further west in past.
S5	vinyl.	all lined out.	appear modern. Bit of lath and plaster usable inboxed corner	bathroom modern.	fire escape stair. One larger room.
S6-7	Carpeted.	Modern chip paper. Kitchen likely a stud wall.	Uneven may be older.	Modern kitchen. 6 over 6 sash to front on chain pulley no horns.	staff flat.
Attic third floor					
Attic stair				vase balusters continue as does panelled lining.	boxed in for fire separation at second floor level but period features continue all the way up. Important feature.

Room number	Floor	Walls	Ceilings	Fixtures fittings	General comment
Attic level: Th1-5	Boarded. Likely old boards, some modern ply used as underlay.	Papered,all likely include some lath and plaster based on irregular survace	Appears more smooth and modern but almost certainly overlain older L+P Modern skylight to east no interest, could be improved.	2 blocked fireplaces in gable ends. Mantels survive one truncated by wall between Th4 and Th5. One bricked in. Historic door surrounds plain pegged frames. All modern doors though.	Original 3 room plan 2 fire places. Trusses on west side appear to be raised upper crucks. Simple attic rooms, potential to reinstate original plan if desired. Old frames to doors should be kept, doors of no merit.

The Chough, Salisbury. Numbered floor plans



Appendix 3

Significance Plan

Significance Plans

1. Identifying significance in a graphic way is a complex matter which always includes some assumptions and some simplifications. Historic places and buildings are three dimensional, they include floors, walls, ceilings, overarching structure and all of these elements may include elements which are positive to significance, elements which are neutral and elements which detract. Condensing these complex layers into a two dimensional summary of overarching interest requires an understanding of this nuance and an acceptance that:
 - in any area of generally high significance there may be areas of neutral or detracting character (the older timber framed structures with later applied modern bar seating etc)
 - In any area of generally low significance, some aspects may have higher value—for example the retained structural elements of older buildings which are abuted by the later linking bar area filling in the former courtyard.
2. It is impractical on any single plan to illustrate every single element of heritage significance and so the figures on the following pages is necessarily only an indication of relative significance and commensurately an indication of sensitivity to change. In general, high significance areas will be more sensitive to change. Low significance areas would be expected to see a greater tolerance for change, or to offer clear opportunities for enhancement.
3. The plans provide a high level assessment of significance.
4. The Chough is a grade II listed building and this protection covers all elements, including the modern internal finishes. In general, the surface finishes within the building are not of high significance, as we have presented to allow a strip out of such features, but the underlying structural fabric is. The exception is the central structure within the former yard and the quality of most surfaces etc within the small yard to Blue Boar Row.

Level of significance	Explanatory notes
High significance	An area where there is a strong sense of historic authenticity particularly to structural elements, planform, construction technique and architectural aesthetic. Older structures which give evidence to the earliest phases of building at this site have greater rarity and are generally of higher significance even where later finishes make up the visible character of the rooms. At The Chough, all fragments of timber framing, and the 17th and 18th century structures to the rear are of particular interest. The external facades of the historic buildings are important, even the reconstructed elevation to Castle Street.
Moderate Significance	At this site this represents later adaptations to the older structures which have been subject to greater degrees of change that has eroded their illustrative or evidential values. On balance their footprints and structural components retain importance, interior finishes are much lesser interest.
Low/neutral Significance	Structures which have been altered so far that their historic function and purpose are no longer clearly legible or much later additions. These areas could have higher tolerance for future change and offer potential for enhancement if historic evidence is used to inform restoration or better revelation of elements of greater significance. Also covers structures which are not overly rare and show little aesthetic value though retaining historic illustrative interest—mainly stabling areas which have been adapted to form later kitchens and stores. The external envelope is of interest, the internal subdivisions are not.
Detracting	Structures or finishes which are wholly modern and which either through scale, positioning or material quality actively block or prevent appreciation of elements which are positive to significance. Elements which might confuse or obscure the actual heritage values of the place. Areas of utilitarian character or poor quality finish, this may be primarily superficial with older fabric remaining within the buildings.

The Chough, Salisbury. Numbered floor plans



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